



ORDINANCE NUMBER 2371

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF THREE TRACTS OF LAND ADDRESSED AS 14175 NORTH DALLAS PARKWAY, 13900 NORTH DALLAS PARKWAY AND 14098 INWOOD ROAD AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SPRING VALLEY ROAD AND INWOOD ROAD AND EXTENDING EAST TO DALLAS NORTH PARKWAY, FROM PLANNED DEVELOPMENT ZONING DISTRICT NO. 41 (PD-41) AND PLANNED DEVELOPMENT ZONING DISTRICT NO. 65 (PD-65) TO PLANNED DEVELOPMENT NO. 76 (PD-76) ALLOWING HIGH DENSITY OFFICE DEVELOPMENT AND ANCILLARY USES; ESTABLISHING DEVELOPMENT STANDARDS FOR THE PD-76 ZONING DISTRICT; APPROVING AN ASSOCIATED CONCEPT PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to change the zoning on the following described tracts of land from Planned Development No. 65 and Planned Development No. 41 to Planned Development No. 76, allowing high density office and other similar and related uses with performance and development standards as set out in Exhibit "B". Said tracts of land comprising 6.41 acres in area as shown on Exhibit "A" and generally described as follows:

Tract 1 is the A & H Subdivision, a 0.89 acre lot located on the west side of North Dallas Parkway approximately 250 feet south of Spring Valley Road and presently addressed as 14175 North Dallas Parkway. Tract 2 is a 4.19 acre parcel out of the Elisha Fike Survey, Abstract No. 478 located on the west side of North Dallas Parkway approximately 370 feet south of Spring Valley Road and presently addressed as 13900 North Dallas Parkway. Tract 3 is a 1.33 acre parcel and a part of the Inwood Road Office Development Addition located at the southeast corner of Inwood Road and Spring Valley Road and presently addressed as 14098 Inwood Road.

SECTION 2. That all uses in Planned Development Zoning District Number 76 (PD-76) shall conform in operation, location and construction to the development standards set forth in Exhibit "B" and, except as modified by Exhibit "B", to those established by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 3. That the attached Concept Plan as shown on Exhibit "C", establishing the general development intent within the Planned Development No. 72 zoning district, is hereby approved and incorporated as a part of this ordinance. Any amendment of the approved Concept Plan therefore shall constitute an amendment to the PD-76 zoning district and follow the same procedure as required for a zoning change or amendment.

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore amended, and as amended herein.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand dollars (\$2,000.00) for each offense.

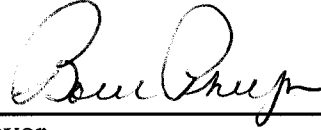
SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

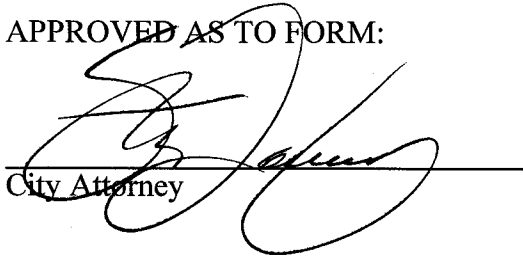
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 2nd day of February, 1998.

ADOPTED:



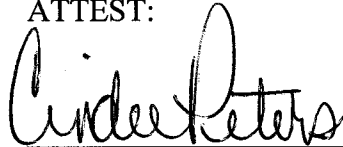
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

CARROLL LAND SURVEYOR'S, INC.
 3321 BROADWAY BLVD SUITE No. 202
 GARLAND, TEXAS 75043 PHONE: (214) 840-1508

408 Pa.	SCALE:	DATE:	DRAWN BY:
NEEC-1436-97	1" = 60'	APRIL 23, 1997	BART CARROLL R.P.L.S.

STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated
of A & B subject matter as recited
as follows:

BEGINNING at a 1/2" corner
intersection of the south line of

THENCE South 00° 18' 00" W
curve to the right having a cen-

THENCE, along said curve to an
angle of 01° 56' 56" and a radi-

THENCE, along said curve to an

THENCE, South 00° 00' 00" W
25' and a radius of 721.20 feet

THENCE, south along said cur-

THENCE, South 00° 17' 57" W

THENCE, North 00° 40' 00" W
Company easement according to

THENCE, North 17° 01' 00" W
iron pin found for corner in the
DRDCT:

THENCE, North 09° 54' 05" W
southwest corner of a tract to Pa-

THENCE, North 09° 57' 12" E

BEING a 1.329 acre tract of la-
of Law 1 of Inland Road (1911),
Deed Records of Dallas County

BEGINNING at a 5/8" iron pin
line of Spring Valley Road to

THENCE along the south line

Continuing along said
Lot 1:

South 09° 54' 22" W
westerly line of a 190'

THENCE, South 09° 54' 22" W
Dallas Power & Light Company

THENCE South 72° 50' 00" W
iron pin found for the south-

THENCE along the easterly li-

North 17° 01' 00" W
having a central angle

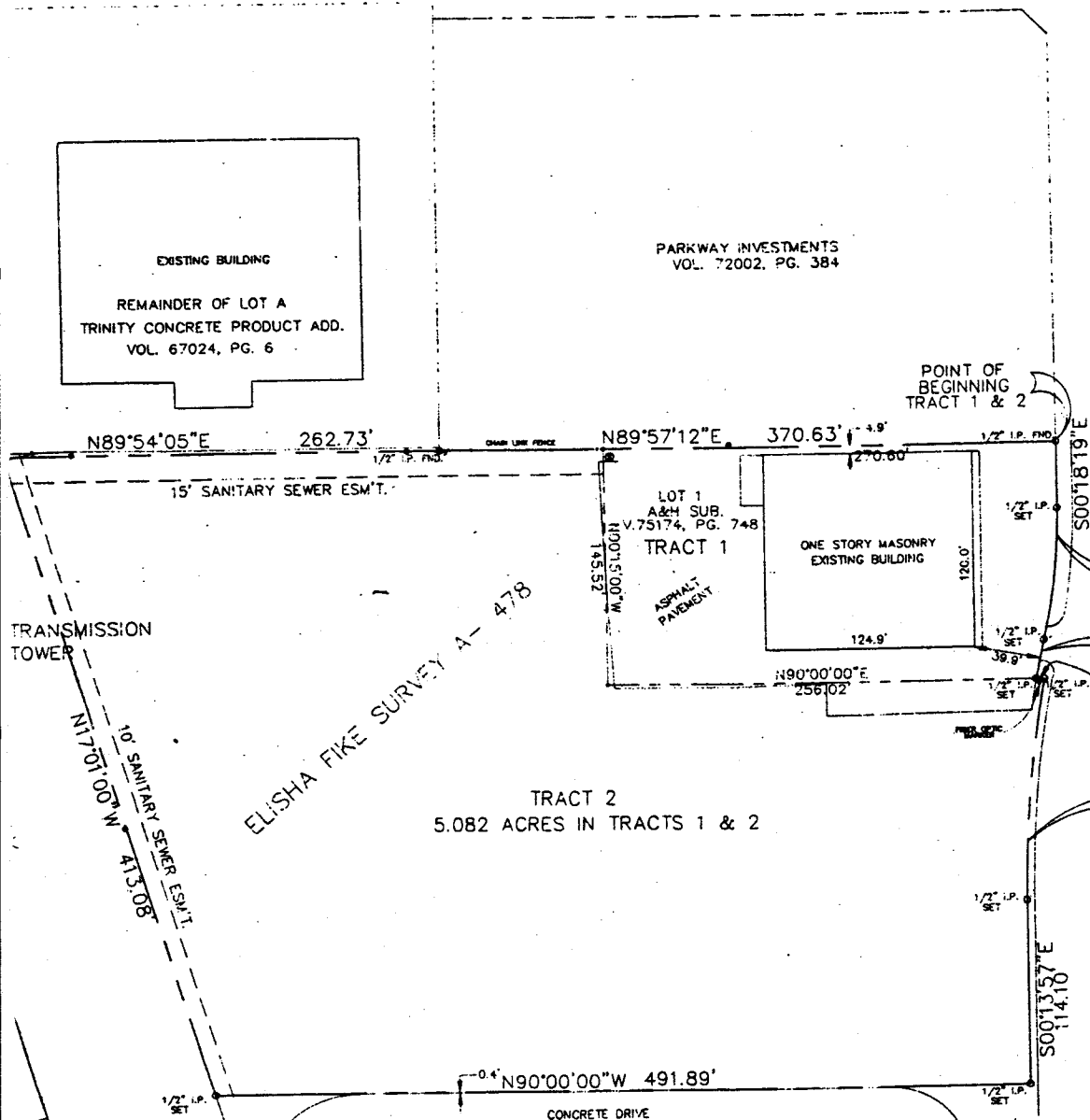
Continuing along said
radius of 75.00 feet

Continuing along said

North 17° 01' 00" W

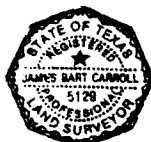
(R.O.W. VARIES)

DALLAS NORTH TOLLWAY



SURVEYOR'S CERTIFICATE
TO: ENSEARCH HOLDING COMPANY, and CHICAGO TITLE INSURANCE COMPANY, together with their respective designees, successors
and/or assigns.

The undersigned certifies: that he is a duly Registered Professional Land Surveyor of the State of Texas; that this plat (the "Plat") and the survey (the
"Survey") on which it is based was made on the date shown below of the property (the "Property") specifically described in Chicago Title Insurance Company
Commitment No. 44-003-40-480953 dated March 31, 1997 (the "Title Commitment") that the Survey was actually made on the ground and was made in
accordance with the current standards of the professional surveyors for the state for a Category 1A, Condition 1 Survey; that the Survey and the information,
courses and distances shown in this Plat are correct; that there are no visible discrepancies in boundaries, line conflicts; that all building lines and setback lines
which affect the Property are correctly shown on this Plat; that the size, location and type of buildings, structures and other improvements are as shown on
this Plat and all are within the boundary lines of the Property; that, except as shown on this Plat (with instrument, book and page number indicated), there are
no party walls, drainage ditches, streams, easements, encroachments, uses or rights-of-way affecting the Property; that there are no other easements or rights-
of-way of which the undersigned has been advised or which are indicated in the Title Commitment; that all utility services of the Property and the buildings,
structures and improvements located thereon, to the best of the undersigned's knowledge, enter the Property through adjoining public streets; that any
discharge into streams, rivers or other conveyance system as shown on this Plat; that, according to Flood Insurance Rate Map Panel 480174 0005C dated
August 2, 1990, no portion lies within the 100-year flood area; that, except as shown on this Plat, all roads, streets and highways shown thereon are dedicated
public ways; and that the Property has no dedicated public street.



James Bart Carroll 9/23/97
J. Bart Carroll, R.P.L.S. No. 5128
Date

EXHIBIT "A"
DETAIL 2

TRA

FIELD NOTES
TRACTS 1 & 2

STATE OF TEXAS
CITY OF DALLAS

BEING a tract of land situated in the Elisha Pike Survey, Abstract No. 478, in the City of Farmers Branch, Dallas County, Texas, and being a part of Lot 1 of A & B subdivisions as recorded in Volume 75174, Page 748 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the west line of Dallas Parkway (to line R.O.W.), and point being 277.03 feet in a westerly direction from the intersection of the south line of Spring Valley Road (100 feet R.O.W.) with the west line of Dallas Parkway;

THENCE South 00° 18' 19" East, along the west line of said Dallas Parkway, a distance of 39.53 feet to a 1/2" iron pin set for corner at the beginning of a curve to the right having a central angle of 12° 44' 17" and a radius of 171.97 feet;

THENCE along said curve to the right, an arc distance of 82.70 feet to a 1/2" iron pin set at the beginning of a reverse curve to the left, having a central angle of 01° 56' 56" and a radius of 726.20 feet;

THENCE along said curve to the left, an arc distance of 24.70 feet to a 1/2" iron pin set;

THENCE South 00° 10' 10" East, a distance of 5.09 feet to a point for corner lying at the beginning of a curve to the left having a central angle of 10° 51' 25" and a radius of 721.20 feet;

THENCE south along said curve to the left, an arc distance of 136.66 feet to a 1/2" iron pin set for corner;

THENCE South 00° 13' 57" East, a distance of 114.10 feet to a 1/2" iron pin set for corner;

THENCE North 90° 00' 00" West, a distance of 491.89 feet to a 1/2" iron pin set for corner in the easterly line of a 100 feet wide Dallas Power & Light Company easement according to the deed recorded in Volume 4633, Page 308 (DRDCT);

THENCE North 17° 01' 00" West, along the easterly line of said 100 feet wide Dallas Power & Light Company easement, a distance of 413.08 feet to a 1/2" iron pin found for corner at the southwest corner of the Remainder of Lot A, Trinity Concrete Products Addition, as recorded in Volume 67024, Page 6, DRDCT;

THENCE North 89° 54' 05" East, along mid south line of the Remainder of Lot A, a distance of 262.73 feet to a 1/2" iron pin found for corner at the southwest corner of a tract to Parkway Investments, as recorded in Volume 72002, Page 384, DRDCT;

THENCE North 89° 57' 12" East, a distance of 370.63 feet to the Point of Beginning and containing 5.082 acres of land, more or less, (221,369.78 sq. ft.)

TRACT 3

BEING a 1.329 acre tract of land situated in the Elisha Pike Survey, Abstract No. 478, in the City of Farmers Branch, Dallas County, Texas, and being all of Lot 1 of Inwood Road Office Development, an addition to the City of Farmers Branch according to the plat recorded in Volume 96190, Page 6128 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found for the most westerly corner of a corner cut-off line located at the point of intersection of the westerly right-of-way line of Spring Valley Road (100 feet R.O.W.) with the easterly right-of-way line of Inwood Road (102 feet R.O.W.);

THENCE along the westerly right-of-way line of said Spring Valley Road as follows:

Continuing along said corner cut-off line, North 29° 55' 35" East, a distance of 19.38 feet to a 1/2" iron pin found for the northeast corner of said Lot 1;

South 89° 54' 22" East, a distance of 58.28 feet to a 1/2" iron pin found for corner in the northeast corner of said Lot 1 and being located in the westerly line of a 100 feet wide Dallas Power & Light Company easement according to the deed recorded in Volume 4633, Page 308 (DRDCT);

THENCE South 89° 01' 00" East, departing the westerly right-of-way line of said Spring Valley Road and following the westerly line of said 100 feet Dallas Power & Light Company easement, a distance of 728.66 feet to a 5/8" iron pin found for the southwest corner of said Lot 1;

THENCE South 72° 59' 00" West, departing the westerly line of said 100 feet Dallas Power & Light Company easement, a distance of 79.90 feet to a 5/8" iron pin found for the southwest corner of said Lot 1 and being located in the easterly right-of-way line of said Inwood Road (102 feet R.O.W.); at this point;

THENCE along the easterly right-of-way line of said Inwood Road as follows:

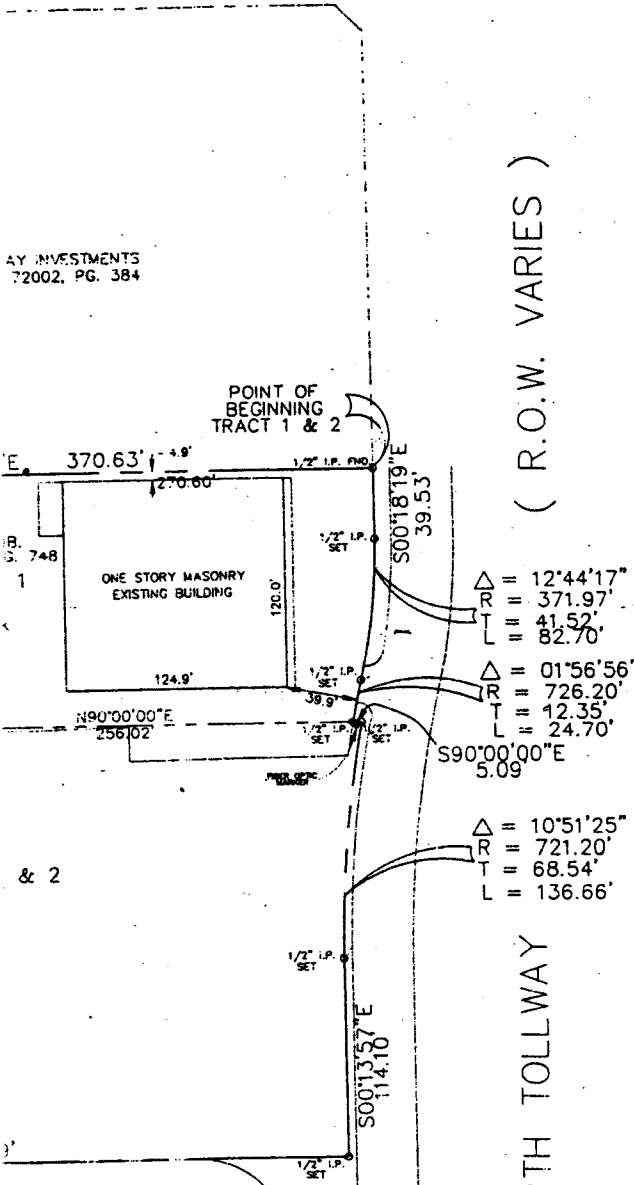
North 17° 01' 00" West, a distance of 596.91 feet to a 5/8" iron pin found for the beginning of a curve to the right having a radius of 150.00 feet, having a central angle of 17° 10' 27";

Continuing along said curve to the right for an arc length of 44.96 feet to a 5/8" iron pin found for the beginning of a reverse curve to the left having a radius of 75.00 feet, having a central angle of 17° 10' 27";

Continuing along said reverse curve to the left, an arc length of 22.48 feet to a 1/2" iron pin set for the p point of tangency;

North 17° 01' 00" West, a distance of 69.45 feet to the Point of Beginning and containing 1.329 acres of land, more or less (57,889 sq. ft.)

AY INVESTMENTS
72002, PG. 384



(R.O.W. VARIES)

DALLAS NORTH TOLLWAY

IMPROVEMENT SURVEY

TRACTS 1 & 2 (5.082 ACRE TRACT)
TRACT 3 (1.329 ACRE TRACT)
ELISHA PIKE SURVEY ABSTRACT NO. 478
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

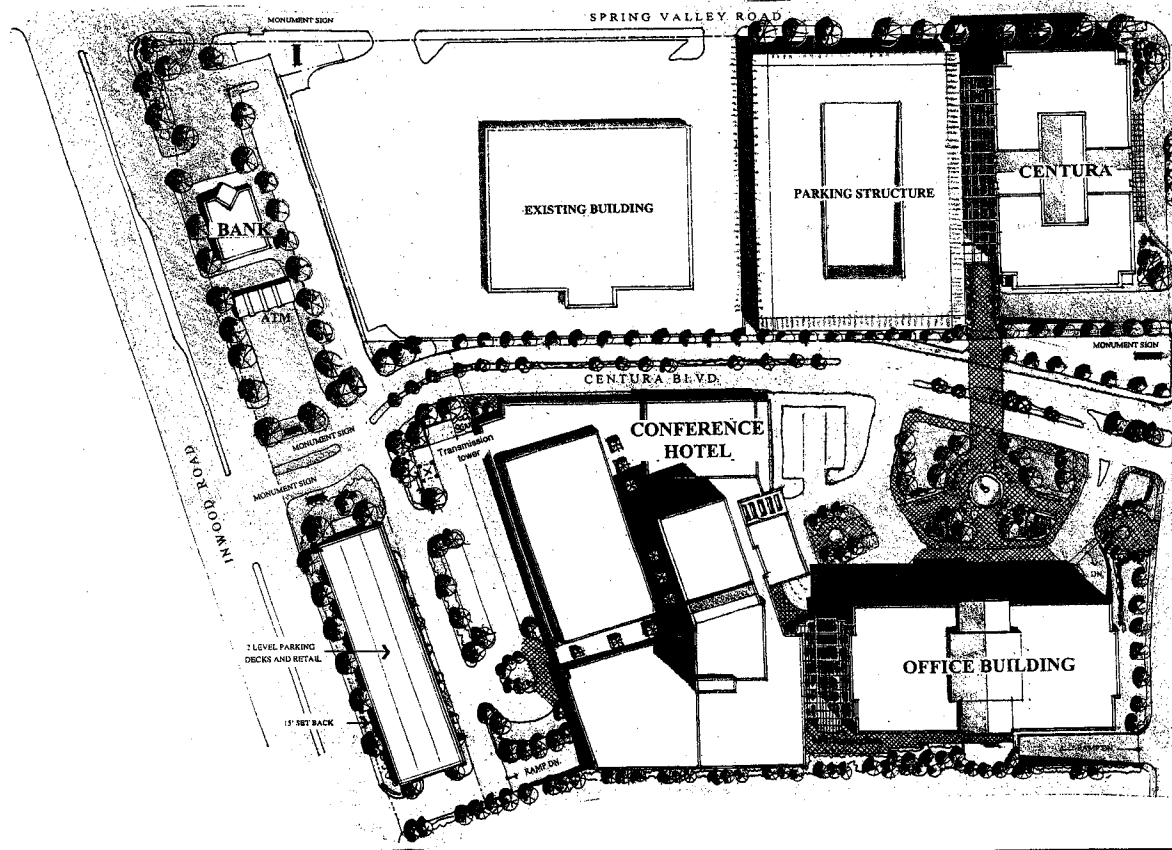
CARROLL LAND SURVEYOR'S, INC.			
3321 BROADWAY BLVD.		SUITE No. 202	
GARLAND, TEXAS 75043		PHONE: (214) 840-1506	
JOB No.	SCALE:	DATE	DRAWN BY:
MISC-1436-97	1" = 50'	APRIL 23, 1997	BART CARROLL R.P.L.S.

EXHIBIT "A"
DETAIL 3

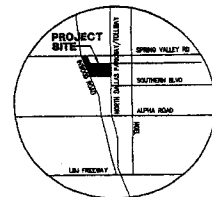
4/23/97

SURVEYOR'S CERTIFICATE
TITLE INSURANCE COMPANY, together with their respective designers, successors,

and Land Surveyor of the State of Texas; that this plat (the "Plat") and the survey (the "Survey") of the property (the "Property") specifically described in Chicago Title Insurance Company "Title Commitment") that the Survey was actually made on the ground and was made in accordance with the rules and regulations of the State of Texas; that the Survey and the information contained therein are true and correct; that all building lines and setback lines shown on this Plat, together with the location and type of buildings, structures and other improvements are as shown on the Plat, except as shown on this Plat (with instrument, book and page number indicated), there are no other easements or rights-of-way affecting the Property; that there are no other easements or rights-of-way indicated in the Title Commitment; that all utility services of the Property and the buildings, indicated on this Plat, are shown as shown on this Plat; that, according to Flood Insurance Rate Map Panel 480174 0005C dated 1984, except as shown on this Plat, all roads, streets and highways shown thereon are dedicated streets.



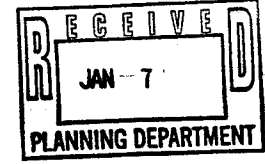
CONCEPT SITE PLAN
SCALE: 1" = 50'-0"



VICINITY MAP
NOT TO SCALE

STATISTICAL SUMMARY

Project Name:	Centura
Proposed Uses:	Office, Hotel, Banking, Retail
Zoning District:	Planning Development (PD)
Site Area:	6.41 acres (279,084 s.f.)
Building Areas:	Office - 32,000 s.f. Hotel - 70,000 s.f.





TGS ARCHITECTS

ARCHITECTURE
INTERIORS
PLANNING

5325 SPRING VALLEY ROAD
SUITE 200
DALLAS, TEXAS 75240
972.768.2300 FAX
972.768.1945

CENTURA

OFFICE, HOTEL
BANKING,
RETAIL

FARMERS BRANCH,
TEXAS

CONCEPT
SITE PLAN

PROJECT: 97087

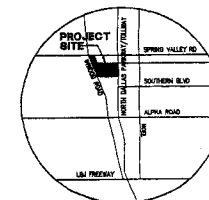
DATE: A101



TGS ARCHITECTS

ARCHITECTURE
INTERIORS
PLANNING

5328 SPRING VALLEY ROAD
SUITE 200
DALLAS, TEXAS 75240
972.788.2358 FAX
972.788.1945



VICINITY MAP
NOT TO SCALE



STATISTICAL SUMMARY

Project Name: Centura
Proposed Use: Office, Hotel, Banking, Retail
Zoning District: Planning Development (PD)
Site Area: 6.41 acres (278,064 s.f.)
Building Areas: Office - 32,000 s.f.
Hotel - 70,000 s.f.

CENTURA

OFFICE, HOTEL
BANKING,
RETAIL

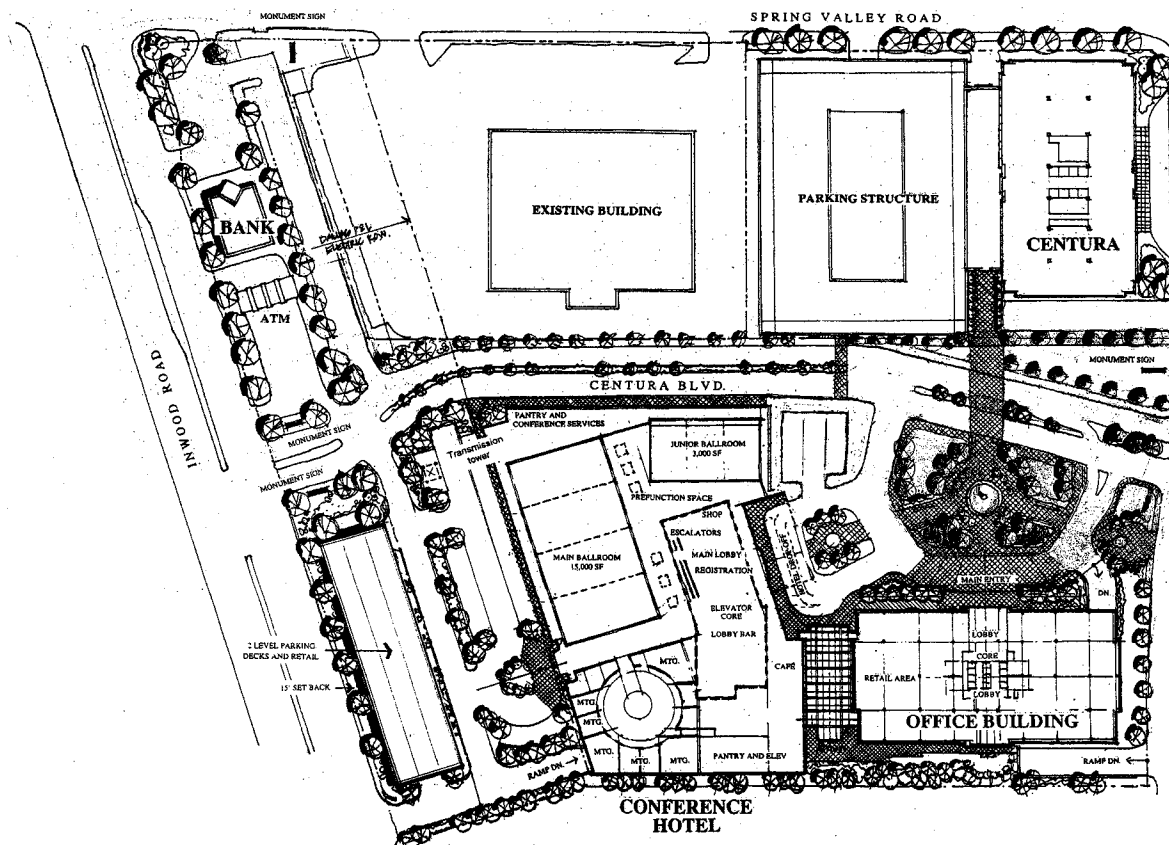
FARMERS BRANCH,
TEXAS

DATE: 10/1/01
DRAWN BY: J. L. L. L.
CHECKED BY: J. L. L. L.
APPROVED BY: J. L. L. L.

CONCEPT
FIRST FLOOR
PLAN

PROJECT 97087

SHEET
A102



CONCEPT FIRST FLOOR PLAN

SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'



$\Delta = 17^{\circ}10'27''$
 $R = 75.00'$
 $T = 11.33'$
 $L = 22.48'$

$\Delta = 17^{\circ}10'25''$
 $R = 150.00'$
 $T = 22.65'$
 $L = 44.96'$

$\Delta = 17^{\circ}10'25''$
 $R = 150.00'$
 $T = 22.65'$
 $L = 44.96'$

EXISTING BUILDING

REMAINDER OF LOT A
TRINITY CONCRETE PRODUCT ADD.
VOL. 67024, PG. 6

PARKWAY INVESTMENTS
VOL. 72002, PG. 584

(R.O.W. VARIES)

DALLAS NORTH TOLLWAY

FIELD NOTES
FROM 1946-1947

STATE OF TEXAS:
COUNTY OF DALLAS:

REF: A final deed, dated as to, Shelia Lake Survey, Abstract No. 418, in the City of Farmers Branch, Dallas County, Texas, and being a part of Lot 4 of Block 11, said survey as recorded in Volume 7-7-74, Page 18 of the Deed Records of Dallas County, Texas (DBDCT) and being more particularly described as follows:

$\text{Hf}(\text{NO}_3)_3 \cdot 6\text{H}_2\text{O}$: 100 mg; same as the synthesis of $\text{Ba}(\text{NO}_3)_2$; yield 8.0 g, 9%, and some being 277.01 feet in a southerly direction from the intersection of the south line of Spring Valley Road (100 feet R.O.W.) with the west line of *Battle Parkway*.

HT/NEUR. Along sand surface to the right, an arc distance of 4.17 m to a 1.25 m pin-post at the beginning of a reverse curve to the left, having a vertical curve of 10.4 m and a radius of 17.0 m.

134770 Ni, along with surface to the maximum distance of 4.1×10^4 km to a 1.5° from pole set at the beginning of a reverse curve to the left, having a constant angle of 0.1° to 5.6° and a radius of 720 ± 2 km.

PHENIX, along sand, curve to the left, at a distance of 24.76 feet to a 1:20 iron pin set:

PHENCE, South 80° 03' 29" East, distance of 5.09 feet to a point for corner lying at the beginning of a curve to the left having a central angle of 10° 51' 58" and a radius of 721.20 feet;

THE N_0 's, north along, and carry to the left, are at distance $s = (1.56, 66)$ feet to a $1/2''$ iron pin set for center.

Difference, North 90° 56' 19" West, a distance of 291.69 feet to a 1 1/2" iron pin set for corner at the easterly line of a 100 foot wide Dallas Power & Light transmission easement, a 2 1/2" steel rod on end in yardline 1633. Base 409.12880767 ft.

THE HENCE, North 11° 00' 00" West, along the easterly line of and 100 feet from Dallas Power & Light Company easement, a distance of 413.06 feet to a 1.5" iron pin found in corner in the southeast corner of the Remainder of Lot A, Trinity Concrete Products Addition, as recorded in Volume 67024, Page 6.

DRDCT:

THE, North 89° 54' 05" East, along said south line of the Remainder of Lot A, a distance of 262.73 feet to a 1/2" iron pin found for corner in the vertical center of a post in Railroad improvements, as recorded in Volume 73002, Page 388. DRDCT:

ENCE, North 89° 34' 05" East, along said north line of the Remainder of Lot A, a distance of 262.73 feet to a 1/2" iron pin found for corner in the northwest corner of a tract in Parkway Improvement, as recorded in Volume 75002, Page 384, DRDCT:

FACT 3

80-1980-1-1391-2-1, tract of land located in the Elgin Lake Survey, Abstract, No. 438, in the City of Farmers Branch, Dallas County, Texas, and being all of Lot 1 of Inland Road Office Development, an addition to the City of Farmers Branch according to the plat recorded in Volume 86190, Page 6128 of the Deed Records of Dallas County, Texas (HDBCTs) and being more particularly described as follows:

RELICUNING is a 5 × 5 m region, bounded from the north-south by a corner of a stream cut-off line located at the point of intersection of the southerly right-of-way line of Spring Valley Road (ca. 1930s) and R.O.W., with the westerly right-of-way line of Imperial Road in 1927 (see R.O.W.).

¹ Collected during sand control shut-off time. North 24° 58' 35" East, a distance of 19.35 feet to a 1/2" iron pin found for the northwest corner of well.

South 50° 54' 2.2" East, a distance of 26.26 feet to a 1.2" iron pin tented for center in the northeast corner of post 1 of 1 and being located in the center of a small, flat, circular mound (Dillon, Brown, & Co., 1907). Corresponds as well to the data recorded in Volume 4631, page 308 (DRC7).

THE MUSE, Light 12° 10' East, dipping the southerly right-of-way line of sand Spring Valley Road and reflecting the westerly line of sand 160 feet. Dallas Power & Light Company easement, a distance of 728, as feet to 5.87' area put toward the southeast corner of sand Lot 1;

THENCE South 71° 28' 00" West, departing the westerly line of said 100 foot Dallas Power & Light Company easement, a distance of 99.00 feet to a S 8° 11' 00" East point found for the northwest corner of said lot 4 and being located in the easterly right-of-way line of said Trussed Road (192 foot R.O.W. at this point);

NOTE: The following right-of-way line of said land is found as follows:

North 1° 01' 00" West, a distance of 430.81 feet to a 5.5" iron pin found for the beginning of a curve to the right having a radius of 150.00 feet.

Continuing along said curve to the right for an arc length of 44.56 feet to a 28° turn pin found for the beginning of a reverse curve to the left having a radius of 25.00 feet, having a central angle of 17° 10' 27".

Continuing along said reverse curve to the left, an arc length of 22.48 feet to a 1:27" slope put us at the point of tangency:

North 17° 0' 00" West, a distance of 89.15 feet to the point of beginning and (commencing) 1.529 acres of land, more or less (22.689 sq. rods).

IMPROVEMENT SURVEY

TRACTS 1 & 2 (5.082 ACRE TRACT

TRACT 3 (1.329 ACRE TRACT)

ELISHA FIKE SURVEY ABSTRACT NO. 478

CITY OF FARMERS BRANCH
DALLAS COUNTY TEXAS

CARROLL LAND SURVEYOR'S, INC.

3321 BROADWAY BLVD. SUITE No. 202
GARLAND, TEXAS 75043 PHONE: (214) 840-1500

JOB No.	SCALE:	DATE	DRAWN BY:
MISC-1436-87	1" = 50'	APRIL 23, 1997	BART CARROLL R.P.L.

Legend

Power Pole	⚡	Corrugated Metal Pipe - C.M.P.
Power Pole	⚡	Concrete - CONC.
Power Pole	⚡	Asphalt - ASPH.
Power Pole	⚡	Top of Curb - T.C.
Pipe Hydrant	⚡	Centerline - C
Manhole	⊙	Survey Line - S
Monument	⊙ Non.	Fence - F
Water Valve	⊙	Air Condition - A.C.
Water Meter	⊙	Railroad - R.R.
Sewer Cleanout	⊙	Edge of Pavement - E.P.
Gas Meter	⊙ C.G.	Top of Bank - T.B.
Transformer	⊙ Trans.	Reinforced Concrete Pipe - R.C.P.
Light Standard	⊙	Handicap Parking Space - H

[illegible]

[Signature] 4/23/97

EXHIBIT "B"

DEVELOPMENT STANDARDS FOR PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 76 (PD-76)

Full compliance with the following standards shall be required with regard to the use(s), operation, siting, design and construction of any building structure(s) and/or other property or physical improvements located within this Planned Development Zoning District (the "District").

A. USES: The following uses shall be permitted within the District:

1. Principal Uses Permitted:

- a. Office buildings (includes, but is not limited to: provide corporate offices, professional offices, medical and diagnostic offices).
- b. Banks, savings, and loan associations, and other financial institutions.
- c. Medical and dental laboratories.
- d. Drive-in banking facility.

2. Secondary Uses Permitted

- a. Barber and beauty shops.
- b. Bakery and Confectionery shop (retail).
- c. Cafeteria.
- d. Cleaning and pressing, small shop or pick up.
- e. Customer personal service shop.
- f. Florist or garden shop.
- g. Mimeograph, stationery, or letter shop.
- h. Studio for photographer, musician or artist.
- i. Optical shop.
- j. Travel agency.
- k. Snack and sandwich shop.
- l. Print shop.
- m. Restaurant.
- n. Gift, sundries, clothing and jewelry.

3. Specific Use Permit Required:

- a. Hotel.
- b. Conference Center.
- c. Retail as a principal use.
- d. Skating rink, roller or ice.
- e. Private club.

- f. Health club or studio, public and private.
- g. Transportation related uses.
- h. Theater.

4. Use Limitation:

- a. All development occurring within the District, whether constructed at one time or in phases, shall be done in strict accordance with all requirements established by the City, including but not limited to these Standards.
- b. Secondary uses shall be permitted only within office or hotel uses.
- c. The gross floor area of secondary uses, except parking, shall not exceed twelve percent (12%) of the total principal uses of the development.
- d. All primary uses shall be permitted only in locations specifically designated on an approved Site Plan. Any secondary use(s) shall be located within a main building structure with a primary use, unless otherwise designated on the approved Site Plan.
- e. No change in the location of primary uses approved on the Site Plan for the District shall be permitted unless an amended Site Plan showing the proposed location of a use or uses is resubmitted in accordance with all requirements herein stipulated and approved by the Planning and Zoning Commission and City Council.

B. DENSITY: The term density as used herein shall mean the relationship between the total gross square footage of any above grade buildings, excluding parking structures, within the District and the square footage area of the land area comprising the District. The maximum density permitted within the District shall be determined as follows:

1. Floor Area Ratio:

The maximum allowable floor area ratio (F.A.R.), computed by comparing the total gross square footage of any above-grade buildings, excluding parking structures, within the District, and the gross land area of the District as measured in square feet shall, not exceed a four to one ratio (4:1), with such building structure calculation including the square footage area of all at-grade and above grade buildings, excluding parking structures. Any below-grade building structures and related accessways and/or parking structures shall not be included in the building structure calculation in determining this ratio.

2. Maximum Building Floor Area:

The maximum gross square footage of any above-grade buildings, excluding parking structures, (and not including any below-grade building structures and related accessways and/or parking structures) located within the District shall not exceed a total of 1,117,053 gross square feet.

C. MAXIMUM BUILDING HEIGHT: The maximum building height, in feet, of any building structure at any location within the District, said height being measured from proposed finished grade at any such structure to the top of its highest physical protrusion above the ground, shall be that height in feet established in writing by the Federal Aviation Authority (the "FAA") in a form satisfactory to the City. In calculating the height of any building structure, parapets, penthouses, signs, antennae or any other elements protruding above the roof of the upper most floor, shall be included in said calculation. The City Staff shall certify the final approved height for each and every building within the District prior to the issuance of a permit for its construction.

D. SETBACKS: The minimum setback distances from the right-of-way line of public streets and adjacent property lines are as follows:

1. Spring Valley Road:

Twenty-five (25) feet for surface parking areas and all above-grade buildings or structures.

2. Dallas North Parkway:

Twenty-five (25) feet for surface parking and all above-grade buildings or structures.

3. Inwood Road:

Fifteen (15) feet surface parking and all above-grade buildings or structures.

4. Side and Rear Property Lines:

To be established at time of site plan approval.

5. Underground Setbacks:

To be established at time of site plan approval.

E. BUILDING SITE COVERAGE: Maximum ground floor gross square foot building coverage including parking structures, atriums and all other buildings, within the District, shall not exceed sixty-five percent (65%) of the total square foot area of the District.

F. SIGNAGE: The size, quantity, location and type of on-premise signs allowed within the District shall be determined by the approved site plan. Any other signage shall be permitted in accordance with Section 8-108 of the Comprehensive Zoning Ordinance relative to Planned Development (PD) districts.

G. LANDSCAPED OPEN SPACE: The following sections shall establish requirements for the provision of Landscaped Open Space within the District.

1. Landscaped Open Space area provided within the District shall be not less than fifteen percent (15%) of the total square foot area of the District remaining after deduction of any public street right-of-way dedications along the external boundaries of the District.
2. For the purpose of these Development Standards, Landscaped Open Space shall be defined as those unpaved areas within the District which are planted with trees, shrubs, ground cover, grass and flowering plants.
3. Landscaped Open Space as hereinabove defined shall be limited to areas within the District located outside the external walls of building structures. Open courtyard areas internal to buildings are specifically excluded from being counted in meeting minimum landscaped open space requirements provided herein.
4. All Landscaped Open Space areas within the District shall be supplied with a fully automatic irrigation system.
5. All Landscaped Open Space areas and supporting automatic irrigation systems within the District shall be provided in strict accordance with the landscape and irrigation plan required under these standards and any other applicable requirements of the City of Farmers Branch.
6. All Landscaped Open Space and other physical development located within the District shall conform with the City pathway system, as may be amended.
7. A minimum of one (1) tree, no less than three (3) inches in diameter, measured at a height of one (1) foot above the ground at time of planting, is required for every twenty-five feet (25) lineal feet of street frontage. Fractions equal to, or greater

than, 0.5 shall be rounded up to the next higher number. Required trees shall be planted within the required front yard setback and/or within the adjoining street right-of-way as determined at time of site plan approval. The species of all required trees shall be identified on the landscape plan and subject to approval at time of Site Plan approval.

8. All required front yard setback areas shall be used exclusively as landscaped open space as herein defined and shall include, in addition to required trees, use of earthen berms, shrubbery plantings, seasonal color beds, plant groupings, and/or other varied and distinctive landscape treatments and features as may be approved on the landscape plan at time of Site Plan approval.

H. PARKING: Parking spaces shall be provided for the proposed uses at the following minimum ratios:

1. Offices (other than medical offices): three (3) spaces per one thousand (1,000) square feet of gross floor area.
2. Medical and Diagnostic Offices: one (1) space per one hundred seventy-five (175) square feet of gross floor area.
3. Hotels: one (1) space for each of the first two hundred fifty (250) rooms; three-quarter (3/4) space per room for two hundred fifty-one (251) to five hundred (500) rooms; and one-half (1/2) space per each additional room in excess of five hundred (500), plus such spaces as required by restaurants, ballrooms and affiliated facilities.
4. Retail and affiliated office support services: one (1) space per two hundred-fifty (250) square feet of gross floor area.
5. Eating establishments: one (1) space per one hundred (100) square feet of gross floor area.
6. Standard parking spaces shall measure at least nine (9) feet wide and eighteen (18) feet in length.
7. A maximum of twenty percent (20%) of the required parking may be dedicated to compact vehicle spaces measuring not less than eight (8) feet wide and sixteen (16) feet in length.

I. LOADING:

1. All office, hotel and restaurant uses shall provide and maintain off-street loading facilities in the quantities stated below:
 - a. Office uses:
 - i. One (1) space per each 100,000 square feet of gross floor area, to a maximum of three (3) per building.
 - b. Hotel/Conference uses:
 - i. One (1) space per each 100,000 square feet of gross floor area, to a maximum of three (3).
 - c. Restaurant uses:
 - i. One (1) space per each 10,000 square feet of gross floor area, to a maximum of three (3).
2. City Staff shall determine the off street loading requirements for uses not specified based on the most similar use listed above.
3. A structure containing more than one use must meet the loading requirements of each use unless one use occupies 90% or more of the gross building area, in which case the loading requirement is calculated as if that use occupied the entire structure.
4. Dimensions of loading facilities, including tractor trailer facilities, will be determined and recommended by the City Staff as a part of the approved site plan. Loading facilities shall consist of a minimum area of 10 feet by 45 feet. Loading facilities for more than one building may be provided in a common terminal if connections between building and terminal are off-street.
5. Loading facilities shall be designed to minimize interference with traffic flow to eliminate the need to use any public street for maneuvering of any delivery vehicle.

J. STREETS: All public streets and rights-of-way, public alleys, and fire lanes within the District shall be constructed in conformance with City engineering design criteria.

K. CONCEPT PLAN APPROVAL: Prior to the submittal of the first Site Plan for property within the District, a Concept Plan shall be submitted and approved. Said Concept Plan shall be

for the purpose of establishing the general development intent within the District based upon the standards, provisions and requirements established herein. Once approved, any amendment of said Concept Plan shall follow the same procedure as required for a zoning change or amendment.

L. SITE PLAN APPROVAL: Prior to beginning of any development on a building site within the District a comprehensive Site Plan detailing the proposed development shall be submitted for approval as required by paragraph 8-502 of the Comprehensive Zoning Ordinance. This submittal shall be required before a building permit shall be issued. The following are the submittal requirements for such approval:

1. A vicinity map as part of the Site Plan.
2. A boundary survey of the building site including the following:
 - a. Metes and bounds of all boundary lines of the building site.
 - b. Total land area within the property.
 - c. Graphic scale and north arrow.
 - d. Names and route numbers of boundary streets and rights-of-way.
3. A detailed and to-scale Site Plan showing:
 - a. Existing and proposed public or private streets and curb cuts.
 - b. Existing and proposed building and parking structure locations, including size in number of square feet, number of floors, number of spaces in parking structures and height above grade. This should include a statement of maximum allowable building heights as restricted by the FAA.
 - c. Landscape plan for Landscaped Open Space areas within the Property to include:
 - i. A planting plan showing the proposal locations, types and sizes at time of planting, types of trees, shrubs, ground cover, flowering plants and other plant material.
 - d. Proposed at-grade parking lots and loading facilities.
 - e. A statement of proposed floor area ratio, building site coverage ratio, and landscape area ratio.
 - f. Anticipated uses within the building site.

4. If any portion of the buildings or parking structures within the building site are to be located below grade, a separate below grade building site plan shall also be submitted.
5. A traffic impact study based upon guidelines established by the City Engineering Department.
6. Any other information requested by Staff, Planning and Zoning Commission, and/or City Council reasonably necessary to determine compliance of the Site Plan with the Comprehensive Zoning Ordinance, as amended hereby.

L. SITE PLAN EXPIRATION: In the event a building permit related to an approved Site Plan, has not been issued within two (2) years from the date of its approval, such approval shall expire. Submittal of a new site plan, in accordance with the requirements of Section 8-502 of the Comprehensive Zoning Ordinance and those established herein, shall then be required prior to the issuance of any building permits related to development of property within the District.

M. PHASING: Prior to the issuance of any building permit relative to the development of a principal or secondary use within the District in accordance with the approved Concept Plan, the Inwood Road and Spring Valley Road intersection shall be configured to include the following: two (2) exclusive left-turn lanes from northbound Inwood Road onto westbound Spring Valley Road; two (2) northbound through lanes; and one (1) exclusive right-turn lane from northbound Inwood Road to eastbound Spring Valley Road.

N. DRAINAGE: At such time that application is made to the City for approval of a site plan relative to development of property within the District, said application shall include drainage analysis adequate to determine the effects such development will have on Farmers Branch Creek. The drainage analysis shall identify and provide for appropriate means to mitigate adverse effects that the development may have on Farmers Branch Creek. Actions that are determined by the City as appropriate to mitigate adverse effects shall be approved by the City and included in the site plan or site plan approval shall not be granted. This provision does not supersede or supplant any other drainage related analysis or engineering that may required by other ordinances of the City of Farmers Branch."